



# Edenbridge Town Council

Town Clerk: Christine Lane CertHE Local Policy



To: Cllrs J Barnett, R Bell, T Bryant, Mrs J Davison, R Davison (Vice Chairman), A Layland, M McArthur, S McGregor (Chairman), B Orridge, M Robson, J Scholey, B Todd

**A meeting of the PLANNING & TRANSPORTATION COMMITTEE will be held in Rickards Hall at 7.30pm on Monday 28 November 2016**

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## AGENDA

**1. APOLOGIES FOR ABSENCE**

**2. DECLARATION OF INTERESTS OR PREDETERMINATION**, including interests not already registered

*Members of the District Council wish to state that although they will be considering planning applications at this meeting they would be reconsidering them at the district level, taking into account all relevant evidence and representations there.*

**3. PUBLIC QUESTIONS**

The members of the Council will receive questions and statements from the public (this is the only opportunity for members of the public to make a contribution during the meeting) and from members with interests on items in the Agenda. Both members and public are limited to 3 minutes per person to speak.

**4. TO RECEIVE AND SIGN THE MINUTES OF THE PLANNING & TRANSPORTATION COMMITTEE HELD ON Monday 24 October 2016**

**5. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE, FOR REPORT ONLY**

**6. PLANNING APPLICATIONS TO BE CONSIDERED**

**7. SDC PLANNING DECISIONS**

**8. PLANNING BUSINESS**

- 8.1 Proposed changes to how Local Councils are notified of applications**
- 8.2 Community Infrastructure Levy modifications**
- 8.3 Planning Appeal APP/G2245/D/16/3158947**
- 8.4 Planning Appeal APP/G2245/D/16/3159633**

**9. TRANSPORT BUSINESS**

- 9.1 Road issues**
  - 9.1.1 TRO 2013 Amendment 18 – Statutory Consultation – Parking Proposal – Ashby’s Close**
  - 9.1.2 Drainage**
- 9.2 Rail issues**
  - 9.2.1 Network Rail – Edenbridge embankment stabilisation**
  - 9.2.2 Delay Repay payments for 15 minutes**
  - 9.2.3 Wealden Line Campaign report from Cllr M Robson**
- 9.3 Aviation issues**
  - 9.3.1 Gatwick Area Conservation Campaign letter**
- 9.4 Highways report**

**10. PRESS RELEASE**

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**Council offices:** Doggetts Barn, 72A High Street, Edenbridge, Kent TN8 5AR

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**REPORT TO PLANNING & TRANSPORTATION 28 NOVEMBER 2016**

5. **MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE, FOR REPORT ONLY** – none
6. **PLANNING APPLICATIONS TO BE CONSIDERED**  
The planning applications to be considered are listed below. Paper copies are available to view at Doggetts Barn or they can be accessed electronically via the District Council website on the following link <http://pa.sevenoaks.gov.uk/online-applications>

**Removal of BT Public Payphone BT Telephone Box East Of Junction With Lingfield Road Skeynes Road Edenbridge KENT TN8 5HD Ref. No: 16/03465/CAN**

**Removal of BT Public Payphone BT Telephone Box South Of Wheatsheaf Inn Marsh Green Road Marsh Green Edenbridge KENT TN8 5QL Ref. No: 16/03466/CAN**

**Removal of BT Public Payphone BT Telephone Box West Of 18 Cedar Drive Edenbridge KENT TN8 5JL Ref. No: 16/03468/CAN**

**Removal of BT Public Payphone BT Telephone Box East Of 31 Westways Edenbridge KENT TN8 6AA Ref. No: 16/03469/CAN**

**Removal of BT Public Payphone BT Telephone Box South Of Entrance To Edenbridge And District War Memorial Hospital Mill Hill Edenbridge KENT TN8 5DA Ref. No: 16/03470/CAN**

**Removal of BT Public Payphone BT Telephone Box North Of Junction With Meadow Lane Main Road Edenbridge KENT TN8 6HR Ref. No: 16/03471/CAN**

**Removal of BT Public Payphone BT Telephone Box North Of Brambles Hilders Lane Edenbridge KENT TN8 6LQ Ref. No: 16/03472/CAN**

**Erection of single-storey rear and side extension 25 Sunnyside Edenbridge KENT TN8 6HP Ref. No. 16/02661/HOUSE**

Proposed extension has increased in width. Previously members supported this application.

**Demolition of outbuildings and porch and the erection of a two storey eastern extension, single storey southern outshot. And internal alterations. 7 Florence Cottages High Street Edenbridge KENT TN8 5AH Ref. No. 16/02799/HOUSE**

Main changes are: Omitted first floor side windows to east facing elevation and ensuite window inserted to first floor south elevation. Previously members supported this application.

**For information**

**1 x reduction to low limbs of Oak by 3m Old Church House Marsh Green Road Marsh Green Edenbridge KENT TN8 5PT Ref. No: 16/03569/WTPO**

Erection of an outbuilding within the curtilage of a residential dwellinghouse. **Okdene 5 Delaware Cottages Hever Road Edenbridge KENT TN8 7LD** Ref. No: 16/03518/LDCPR

Details pursuant to condition 4 (tree protection) of SE/15/01084/FUL **Condor Hilders Lane Edenbridge KENT TN8 6LQ** Ref. No: 16/03522/DETAIL

Details pursuant to condition 2 (materials) of SE/15/01084/FUL **Condor Hilders Lane Edenbridge KENT TN8 6LQ** Ref. No: 16/03503/DETAIL

**7. SDC PLANNING DECISIONS**

T1 Oak (TPO) - Crown lift branches hitting roof to give approximately 2m clearance. Remove suckers on trunk to crown break **Halden Pit Lane Edenbridge KENT TN8 6BD** Ref. No: 16/03258/WTPO  
**Granted**

Demolition of outbuildings and porch and the erection of a two storey eastern extension, single storey southern outshot. And internal alterations **7 Florence Cottages High Street Edenbridge KENT TN8 5AH** Ref. No: 16/02799/HOUSE  
**Granted**

Internal alterations and the blocking of a window to the side elevation. **The Old Eden Old Eden Inn 121 High Street Edenbridge KENT TN8 5AX** Ref. No: 16/02654/FUL  
**Granted**

Internal alterations and the blocking of a window to the side elevation. **The Old Eden Old Eden Inn 121 High Street Edenbridge KENT TN8 5AX** Ref. No: 16/02655/LBCALT  
**Granted**

Demolition of shed, erection of single storey outbuilding to be used as an office. **9 Eden Chase Edenbridge Kent TN8 6AX** Ref. No: 16/02628/HOUSE  
**Granted**

Erection of a single storey detached annexe to rear with 3 velux rooflights. **The Bend 83 Lingfield Road Edenbridge KENT TN8 5DY** Ref. No: 16/02022/HOUSE  
**Granted**

Reduction of entire canopy by 3m to 1 Ash tree. (TPO). **Addnett Barn Crouch House Road Edenbridge KENT TN8 5LJ** Ref. No: 16/02885/WTPO  
**Granted**

Various works to trees. **Autumn Lodge Mill Hill Edenbridge Kent TN8 5DA** Ref. No: 16/02855/WTPO  
**Granted**

Internal alterations to Farmhouse, replacement of windows to farmhouse, recladding of farmhouse and outbuildings. **Greybury Farm Greybury Lane Marsh Green KENT TN8 5QP** Ref. No: 16/02425/LBCALT  
**Granted**

Demolition of existing cat slide and the erection of a two storey rear extension and alterations. **Corner Cottage Main Road Edenbridge KENT TN8 6SP** Ref. No: 16/02154/HOUSE  
**Granted**

Proposed stand alone teaching block and associated works. **Edenbridge Cp School High Street Edenbridge Kent TN8 5AB** Ref. No: 16/03272/KCCRG3  
**Objection Lodged**

Erection of a 1st floor extension and conversion of attic into habitable space including dormer windows to form one self-contained flat over existing shop. Alterations to existing fenestration. **Bradford Household 31A High Street Edenbridge KENT TN8 5AD** Ref. No: 16/02064/FUL  
**Refused**

Car park associated with Gaywood Farm Light Industrial Estate **Gaywood Farm Hole Lane Edenbridge KENT TN8 6SL** Ref. No: 16/02776/FUL  
**Refused**

Removal of 1 Ash tree. **Windmill House Mill Hill Edenbridge Kent TN8 5DA** Ref. No: 16/02879/WTCA  
**No Objection Lodged**

Works to tree (WTCA). **The Star Inn 130 High Street Edenbridge Kent TN8 5AY** Ref. No: 16/03012/WTCA  
**No Objection Lodged**

Willow tree has died and needs to be removed to prevent it from falling and causing damage to the property. **2 Minstrels Close Edenbridge KENT TN8 5GA** Ref. No: 16/02973/W5DAY  
**No Objection Lodged**

Prior notification of a single storey rear extension which extends 6m beyond the rear wall of the original dwelling house with a maximum height of 3.97m and eaves height of 3m. **111 Lingfield Road Edenbridge KENT TN8 5DY** Ref. No: 16/03088/PAE  
**Prior Approval Not Required**

Conversion of southwest bays of listed barn to 2 bedroom dwelling. **Greybury Farm Greybury Lane Marsh Green KENT TN8 5QP** Ref. No: 16/02427/FUL  
**Withdrawn**

## 8. **PLANNING BUSINESS**

### 8.1 **Proposed changes to how Local Councils are notified of applications**

‘At its meeting on 22 September the SDC Planning Advisory Committee considered growth and savings options, in the context of the agreed budget that requires £100,000 of new savings or additional income per annum.

One of the suggested savings related to ceasing sending paper copies of planning applications to Town and Parish Councils, and instead notifying electronically. This would then be consistent with every other consultee.

Although the Committee agreed to recommend the saving to Cabinet, it was on the proviso that Clerks would be consulted so that District Members could properly and fully understand the implications of the suggestion. I know that some of you are already aware of the proposal, and indeed we have received a number of helpful ideas as to how best it could work, but before Cabinet meet to consider whether or not it should be taken forward (on 1 December) I would like to give you the opportunity to share any thoughts you may have in relation to it.

The link below will take you to the agenda and draft minutes of the September Advisory Committee meeting, as further background

<http://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=326&MId=2057&Ver=4>

The Clerk has sent back the following comments.

‘There are a number of concerns with this proposal.

Whilst we would be able to provide internet access at the Council Offices for members to look at the plans electronically in advance of a meeting, this could not easily be achieved in the hall where the Council meets. The meetings are only serviced by the Clerk, and I have 15 minutes to set up the room, be available to welcome guests, and answer Councillors questions.

Very few members bring tablets or laptops to the meeting and the Council does not provide them to members. I have one member who doesn't have internet access, and another who lives in an area with very slow broadband speeds who would be unable to access the plans.

Residents come to the office to view paper copies and we do not have a public access computer.

Running off paper copies locally would be extremely time consuming and impractical.

It is hoped that this cut will not be necessary but if the district decide that they are going to stop issuing paper copies it would be helpful if a direct link to the plans could be added to the weekly list.'

**How do members wish to respond to this and what, if any, additional comments do you wish to make?**

## **8.2 Community Infrastructure Levy modifications**

Numerous modifications have been made to the application of CIL – a copy is available to see in the office.

Mezzanine floors of less than 200 square metres have been removed from the levy calculation. Other changes have been to: the time limit the neighbourhood plan or Order must be made by the local planning authority after a referendum; boundaries of a neighbourhood plan; designation of areas; time limits for determination of areas; the role the local planning authority should play in neighbourhood planning; how a local planning authority should carry out its neighbourhood planning functions; making decisions; whether there any circumstances where infrastructure contributions through planning obligations should not be sought from developers.

New paragraphs have been added:

- Who should be notified and invited to make representations when a local authority's proposed decision differs from the recommendation of the examiner?
- How long must the period for representations be, and when must the local authority make a final decision, where it comes to a different view to the examiner?
- Can the Secretary of the State intervene in the neighbourhood planning process?
- Is there a time limit for a parish or neighbourhood forum to request that the Secretary of State intervene?
- Can a local planning authority consult on applications to designate a neighbourhood area and a neighbourhood forum at the same time?
- What should a local planning authority do if it receives more than one neighbourhood forum application for the same area or part of the same area?
- What is the process for designating a neighbourhood forum?
- Is there a time limit for determination of a neighbourhood forum application?
- Does a local planning authority need to publicise all neighbourhood forum applications?

## **8.3 Planning Appeal APP/G2245/D/16/3158947**

Extension to existing dormer. Alterations to fenestration. **Burnwithian Stick Hill Edenbridge TN8 5NJ** Ref. No. 16/00962/HOUSE

An appeal has been made to the Secretary of State against SDC's refusal of planning permission for the above. Previously members said:

*Members support provided the Officer is satisfied the application doesn't affect the openness of the green belt.*

As this Appeal is proceeding under the Householder Appeals Service there is no opportunity for further comments.

## **8.4 Planning Appeal APP/G2245/D/16/3159633**

Demolition of existing shed. Erection of a single storey extension. **Elphinstone Honeypot Lane Edenbridge KENT TN8 6QJ** Ref. No. 16/01351/HOUSE

An appeal has been made to the Secretary of State against SDC's refusal of planning permission for the above. Previously members said:

*Members request the Officer to check that the house hasn't been extended in the past, and whether this application is within the 50% rule. If it has been extended and/or the current application is not within the 50% rule, they object; otherwise they support it.*

As this Appeal is proceeding under the Householder Appeals Service there is no opportunity for further comments.

## **9. TRANSPORT BUSINESS**

### **9.1 Road issues**

#### **9.1.1 TRO 2013 Amendment 18 - Statutory Consultation - Parking Proposal - Ashby's Close**

The members' support for the above parking proposal will be included in the report to the Sevenoaks Joint Transportation Board in December.

The Parking Engineer has suggested that members' additional wish, for the other double yellow lines on the south side of Ashby's Close to be removed, is included in the strategic review of parking in Edenbridge

#### **9.1.2 Drainage**

Following recent flooding in Lingfield Road, a meeting was held between Cllr M McArthur, the Clerk and the Kent Highways Drainage Engineer. Although gulleys have been cleared, there are outstanding issues and further investigations are going to take place. It's likely that major works are required and it's hoped these can be programmed in between January and March 2017.

### **9.2 Rail issues**

#### **9.2.1 Network Rail – Edenbridge embankment stabilisation**

Network Rail has written to residents in Sunnyside with dates of the embankment stabilisation programme. They've comprehensively set out details of the programme and how they hope to keep disruption to a minimum.

#### **9.2.2 Delay Repay payments for 15 minutes**

Govia Thameslink Railway has welcomed the news from the Department for Transport regarding Delay Repay payments for 15 minutes.

'We welcome today's announcement by the Department for Transport offering Delay Repay compensation for services delayed for more than 15 minutes -

<https://www.gov.uk/government/speeches/rail-passenger-compensation>

The new Delay Repay scheme will be introduced in the next few months on all of our services - Southern, Great Northern, Thameslink and Gatwick Express.

The existing compensation threshold for delays starts at 30 minutes. Under the improved scheme customers will be able to claim 25% of the cost of the single fare for delays between 15 and 29 minutes. The existing Delay Repay thresholds will remain and are as follows:

- 50% of the single fare for delays of 30 to 59 minutes;
- 100% of the single fare for delays of 60 minutes or more;
- 100% of the return fare for delays of 2 hours or more.

When passengers are delayed, they deserve compensation and we strongly advise all our passengers to make a claim. This announcement will be good news for those with shorter journeys who think it is unfair they receive nothing for delays under 30 minutes. Now a decision has been made, we will work hard to implement this as quickly as possible.

The new Delay Repay 15 compensation scheme is another example of the changes being made to improve the services we offer our customers. Since 1 October we updated the way customers could receive their compensation, including electronic bank transfer (BACS) and PayPal.'

#### **9.2.3 Wealden Line Campaign report from Cllr M Robson – attached**

**9.3 Aviation issues**

**9.3.1 Gatwick Area Conservation Campaign**

A letter from GACC regarding concentrated flight paths is attached.

**9.4 Highways report** – there is a problem with Kent Highways Parish Portal, but a hard copy will be printed as soon as possible and put with the plans.

**10. PRESS RELEASE**

Are there any items on the agenda for which members would like to issue a press release?

Lindsey Eaton  
23 November 2016

The A.G.M. of the Wealden Line Campaign was held on 17<sup>th</sup> November at Uckfield Leisure Centre, and was without doubt the most momentous meeting held in their long struggle. Brian Hart announced that professional investment advisers had clearly recognised the potential of BML 2, and private sector investors were willing to commit to, and invest privately in the scheme. Several had stated that they prefer ~~to~~<sup>to</sup> invest in the scheme, rather than HSR 2. The interested parties were largely from outside the country, with one group from Australia showing great interest.

Brian Hart and Campaign members have been, and are continuing to have meetings with lawyers and investors, ~~the~~ the figures involved, obviously, in billions.

Political interest has been totally positive from all sides, particularly since the financing of the scheme will be largely outsource.



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*Dear GACC member*

Concentrated flight paths

You will be pleased to hear that the Government has promised a change of policy. This should eventually bring some relief to those of you who have suffered from the new concentrated flight paths introduced in recent years.

Because aircraft have switched to using satellite navigation (like satnavs) for departures they all tend to fly along a single narrow route which is hell for those underneath. When we have argued that the flight paths should be dispersed, in order to replicate the previous situation, we were told that concentration was in accordance with Government policy: the 2013 White Paper, Aviation Policy Framework, stated that the policy was '*to reduce the number of people significantly affected by aircraft noise.*'

A delegation from the Aviation Community Forum met the Minister for Aviation, Lord Ahmad, on 16 November. On behalf of GACC, I asked him to confirm that the new draft White Paper to be consulted on next year would amend this policy *to permit dispersal or respite where local circumstances make it appropriate.* He and his civil servants agreed.

We made it clear that this should only revert to the situation as before 2013 (ie within the Noise Preferential Routes for departures) and should not involve new flight paths over peaceful areas. They concurred.

They also agreed that the new White Paper would introduce a new range of metrics to measure aircraft noise. At present the authorities tend to rely on the 57 leq contour with the implication that people outside that area have no problem with noise. The new metrics will include a measurement related to the number of aircraft. Also, perhaps, a measurement related to ambient noise: that would be an important step in recognition of the disturbance caused by aircraft in the quiet rural areas and AONBs around Gatwick.

The Aviation Community Forum brings together community groups from around the UK and is organised by Charles Lloyd. Also on the delegation were representatives from groups at Heathrow, Stansted and Edinburgh.

The Government is planning to produce two documents early next year: one the policy statement on the Heathrow runway; and the other a consultation on a new white paper on aviation policy. In addition a consultation on night flights is due this month.

The period for objections to the new Route 4 will end shortly and it is not clear whether any decision will be affected by this change in policy.

Don't hope for too much! This change of policy will only be a consultation, and it may be some years before new routes are introduced. And even if aircraft are spread within the 3km wide Noise Preferential Route you would still be able to hear them.

We may not succeed in getting dispersal - NATS (air traffic control) say it is too difficult. But we may be offered respite, that is aircraft using different routes at different times. At our GACC annual meeting we discussed whether this should be an alternation between morning and afternoon - in a straw poll that got little support. Or the use of different routes on different days, eg Monday one route, Tuesday the other; or preferably Monday, Tuesday, Wednesday - that got almost universal support. Changing the route from week to week got virtually no support.

We passed on these results to the civil servants who are drafting the new white paper.

*Brendon*

Brendon Sewill  
Chairman